

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/358 Springvale Road, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$835,000

Median sale price

Median price

\$1,040,000

Property Type

Townhouse

Suburb

Donvale

Period - From

27/08/2025

to

26/08/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

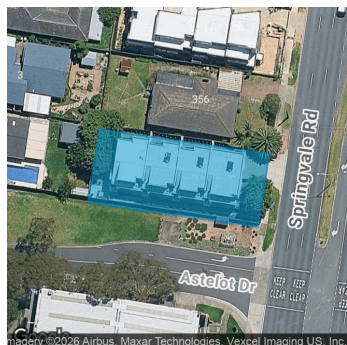
	Address of comparable property	Price	Date of sale
1	3/227-231 MITCHAM Rd MITCHAM 3132	\$834,000	28/07/2026
2	6/132 Mitcham Rd DONVALE 3111	\$741,000	24/07/2026
3	2/66 Chippewa Av DONVALE 3111	\$865,000	17/07/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/08/2026 13:47



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$780,000 - \$835,000

Median Townhouse Price

27/08/2025 - 26/08/2026: \$1,040,000

Comparable Properties



3/227-231 MITCHAM Rd MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$834,000

Method: Private Sale

Date: 28/07/2026

Property Type: Townhouse (Single)



6/132 Mitcham Rd DONVALE 3111 (REI)

Agent Comments

 3  2  2

Price: \$741,000

Method: Private Sale

Date: 24/07/2026

Property Type: Townhouse (Res)



2/66 Chippewa Av DONVALE 3111 (REI/VG)

Agent Comments

 3  2  2

Price: \$865,000

Method: Private Sale

Date: 17/07/2026

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 8843 0200